

EDWARD E. SANDRIDGE, ET UX, GRANTORS

TO

LARRY O. WARD, ET UX, GRANTEES

## WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, we, Edward E. Sandridge and wife, Virginia C. Sandridge, do hereby sell, convey and warrant to Larry O. Ward and wife, Connie E. Ward, as tenants by the entirety with the right of survivorship and not as tenants in common the land in DeSoto County, Mississippi described as follows, to-wit:

Part of Section 3, Township 3 South, Range 8 West, described as BEGINNING at the Southeast corner of said Section 3; thence South 45.12 feet to a point; thence South 84°45' West 1,313.78 feet to a concrete monument; thence South 86°40' West 362.32 feet to an iron pin; thence continuing West 50 feet to an iron pin; thence South 82°57' West 379.28 feet to an iron pin; thence continuing West 50 feet to an iron pin being the point of beginning of the land herein conveyed; thence South 88°16' West 477.93 feet to a point; thence North 84°45' East 394.63 feet to an iron pin in the West right of way of Oakwood Drive West; thence Southeasterly along said west right of way 211.76 feet to the point of beginning and being further described as Lot 18 of Sand-Ridge Estates Subdivision and upon final approval and recording of said subdivision plat the above described property shall be a part of said subdivision. ALSO an easement for ingress and egress along Oakwood Drive West as said drive is shown on the plat of Sand-Ridge Estates Subdivision now on file in the office of the DeSoto County Planning Commission.

The warranty in this deed is subject to the following:

1. A 10 foot utility easement along the East property line and a 5 foot utility easement along the back and each side lot line.
2. A 50 foot building set back.
3. No more than one residence shall be erected and maintained at any time or upon any one of the above described lots, However, nothing in any of these restrictions shall be construed as prohibiting the owner of two or more contiguous lots from erecting one residence thereon and locating the same as if said contiguous lots were but one single lot and upon completing such construction said lot may thereafter be considered as one lot.
4. No obnoxious or offensive trade or activities shall be conducted, on the above described lots nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
5. No house trailers shall be placed or maintained on any of the above described lots. No structure of a temporary character placed on the above described lots shall be used as a residence. All dwelling houses constructed on any of the above described lots with a pier and curtain-wall tupe of foundation shall have a curtain-wall extending around the entire house.
6. No one-story dwelling house or residence shall be erected or maintained upon any of the said lots located in Sand-Ridge Estates Subdivision, consisting of less than 1450 square feet of heated ground floor space.

Possession will be given on delivery of this deed with taxes for 1979 to be prorated.

Witness our signatures this the 11th day of December, 1979.

Edward E. Sandridge  
Edward E. Sandridge  
Virginia C. Sandridge  
Virginia C. Sandridge

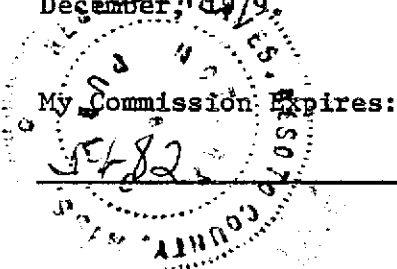
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and state, the within named Edward E. Sandridge and wife, Viringia C. Sandridge who acknowledged that they signed and delivered the above and foregoing warranty deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this the 11th day of December, 1979.

Rebecca K. Kears  
Notary Public

My Commission Expires:



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 15 minutes A. M. 18 day of Dec. 1979, and that the same has been recorded in Book 145 Page 249 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 18 day of Dec. 1979.  
Fees \$3.50 pd. SEAL H. H. Furquason CLERK